

Aspen Mesa HOA Board Meeting July 28, 2025

In attendance: Chris Thompson, Barbara Brett, Sarah Bayer, Stephanie Williams, Mary Leslie, Susan Zimmer

Meeting called to order at 6:08 pm and adjourned at 7:03 pm

Financial report: \$190,411.36 in the bank; receivables due \$10,152.31

Annual backflow device inspections: As of July 28, approximately 90% of properties have completed their annual backflow inspections—great progress overall. Thirteen properties remain outstanding. The Board will reach out directly to those owners to help coordinate inspections with Atlas Backflow at (970) 274-1402. Inspections are due by the end of July to avoid late fees. Please note that a couple properties did not pass inspection this year and required mitigation. Timely inspections help protect the health and safety of everyone in the neighborhood—thank you for doing your part.

Water tanks: The refurbished water tank is filled and can be used to aid in fire suppression efforts for the community should a need arise. Once the mechanics are certified/approved, then the supply will be considered potable.

Website: New website mockups and online payment options still in progress. Will bring to board for review/approval.

HOA document update: Document reviews by board and attorney in progress. Digital copies of the current and draft CC&Rs will be made available upon request while the website is down.

Neighborhood construction: 337 Caballo – Crew parking on the street is still an issue, the board will follow up to ensure the owners are communicating the community rules to all workers. Project completion is still expected by the end of August.

Next meeting Monday Sept 29, 6pm at Sue's home.